



**TOWN OF LOOMIS**  
**PLANNING COMMISSION MINUTES**  
**LOOMIS DEPOT**  
**5775 HORSESHOE BAR ROAD**  
**LOOMIS, CALIFORNIA**

**TUESDAY**

**NOVEMBER 16, 2010**

**7:30 PM**

**CALL TO ORDER**      7:32 pm

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**      *All Present:*  
Chairperson Thew  
Commissioner Arisman  
Commissioner Fettke  
Commissioner Obranovich  
Commissioner Wilson

**COMMISSION COMMENTS:** *None*

**PUBLIC COMMENT FOR ITEMS NOT ON AGENDA:** *None*

**ADOPTION OF AGENDA**

*A motion to adopt the agenda was made by Commissioner Obranovich and seconded by Commissioner Arisman and passed by a unanimous voice vote.*

**CONSENT AGENDA**

**RECOMMENDATION**

- |                                      |                             |
|--------------------------------------|-----------------------------|
| <b>1. SEPTEMBER 21, 2010 MINUTES</b> | <b>AMENDED AND APPROVED</b> |
| <b>2. OCTOBER 19, 2010 MINUTES</b>   | <b>AMENDED AND APPROVED</b> |
| <b>3. PROJECT STATUS REPORT</b>      | <b>RECEIVED AND FILED</b>   |

**PUBLIC COMMENT ON CONSENT AGENDA:**

*A motion to adopt the consent agenda was made by Commissioner Wilson and seconded by Commissioner Arisman and passed by a unanimous voice vote.*

**PUBLIC HEARING**

- 4. #10-10 MODIFICATION TO THE APPROVED DESIGN REVIEW FOR THE HOMEWOOD LUMBER RELOCATION PROJECT, LOCATED AT ASSESSORS PARCEL NUMBERS 044-123-057 AND 044-123-069.**  
Hamid Noorani, owner of Homewood Lumber, is requesting a modification to the approved design for his new building to be located at the corner of Brace Road and Sierra College Boulevard (5251 Brace Road).

**RECOMMENDATION:** That the Planning Commission review the proposed design modification and apply the advice received from the Town's architectural consultant in their decision.

**PUBLIC COMMENT:**

*Staff report was given.*

Hamid Noorani (7892 Oak Lane, Granite Bay, CA) – Expressed his request to modify the approved design of his facility. He's afraid that the original design approval would make his facility look like a prison. He wants the neighborhood to feel comfortable with the building and its design. He also asked that the chain-link fence that separates the preserve area from his property be allowed to be changed from black to galvanized. There is a difference of \$40,000 in pricing between metal roofing (original approval) and composition roofing (proposed).

Kimberly Hess (4151 Val Verde Road, Loomis, CA) – She had concerns with the original design approval being too plain. She expressed their proposed revisions and stated that some of the revisions were supported by the Town's consulting architect. They're not averse to making changes to their proposed design revisions. Hamid just wants to add some character. Want to remove the windows from the cupola's (maintenance concern).

Adam Noorani (5993 Mareta Lane, Loomis, CA) – He wants a building with nice character. He wants to enhance the design from the 2007 approval. He wishes to move forward with development. Likes the corrugated metal on the corner tower (fruit shed look) and thinks their proposed design revisions fit with the Town. He would prefer not to have the shed roofs. Money is a consideration, although, they want to add design elements that improve the look of the building from the 2007 approval.

Paul Walsh (2237 Douglas Blvd. Roseville, CA – Williams+Paddon) – He remembers working on the original design approval of the building in 2007. He thinks the original approval of the building was a good design. The proposed design revisions have 12 different materials and colors represented. He recommends no more than 3 or 4 of each. He also stated that a prominent corner element is needed. He likes some of the vertical elements they are proposing, although the spacing is not consistent.

Miquel Ucovich (5911 Craig Court, Loomis, CA) – Compromise is good. He wants to keep the shed roofs. The cupola windows need to remain. Without a metal roof it will no longer have a fruit shed look/feel. He likes the addition of the barn doors and the gables. He reiterated that compromise is good.

The Commission discussed the proposed design revisions and asked questions of the applicant and his design consultant as well as the Town's consulting Architect. The Planning Commission wants to see the windows kept in the cupolas. The Commission was open to composition roofing. Asked if there were any plans for solar (applicant answered that they are stubbing for future solar installation). Chairperson Thew expressed concern over the proposed design revisions due to the fact that the Town's consulting Architect wasn't comfortable with the majority of the proposed revisions. Commissioner Wilson likes the truss look. Commissioner Arisman likes the barn doors, although, she prefers the original design approval over their proposed design revision. Commissioner Obranovich didn't see the corrugated metal at the corner a hazard (reflection), although any corrugated metal should be oriented vertically instead of horizontally. He likes the proposed gable ends. Commissioner Fettke likes the new plan. She's not concerned with the corrugated metal on the tower at the corner. She wants to keep the shed roofs and likes the gable ends. She wants the windows to remain in the cupolas and to keep the

*chain-link fence black instead of the requested change to a galvanized finish. Chairperson Thew also wants the fence to remain black. She is okay with whatever the Town's consulting Architect is okay with, as he's the professional. She wishes to keep the corner tower the same (wood and not the proposed corrugated metal).*

*The Planning Commission directed staff to work with the Town's consulting Architect and the applicant and his designer to come to an agreement on a design that works for the Town and for the applicant. The direction called for this item to come back to the Planning Commission in December should an agreement not be made between the applicant and staff on a final design that is consistent with the Town's desires.*

**5. #10-09 AUNT CYNTHIA'S BED & BISCUIT, MODIFICATION TO THE APPROVED CONDITIONAL USE PERMIT, LOCATED AT 3190 SWETZER ROAD, ASSESSOR PARCEL NUMBER 044-280-001.**

Cynthia McCoy, owner of Aunt Cynthia's Bed & Biscuit, is requesting to expand her kennel/boarding facility use to 60 dogs within the new facility (current approval allows for 40 dogs) and to expand her use to the onsite cottage and allow 12 additional dogs to be housed in that facility. She is requesting that a max of 72 dogs (60+12) be allowed to be kept onsite overnight.

**RECOMMENDATION:** That the applicant be required to conduct a Noise Study prior to any further review by the Planning Commission regarding

**PUBLIC COMMENT:**

*Thomas Boisvert (6022 Angelo Drive); Lori Johnson (5981 Angelo Drive); Michael & Sara Braconje (5992 Angelo Drive); & Aeron Heath (3127 KathyWay) – All spoke in opposition of Mrs. McCoy's request to expand her facility to 60 dogs. The neighborhood petition was noted. Other concerns were expressed, including dog barking, traffic, and lighting.*

*A motion to continue this item to the December 21, 2010, Planning Commission meeting was made by Commissioner Wilson and seconded by Commissioner Obranovich and passed by a unanimous voice vote. (The applicant withdrew her application on November 18, 2010)*

**ADJOURN:** 9:25 pm

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Janet Thew, Chairperson

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Matt Lopez, Assistant Planner